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700 West Chestermere Drive Chestermere, Alberta

MLS # A2240151



\$1,325,000

Division: The Beaches Residential/House Type: Style: 4 Level Split Size: 1,892 sq.ft. Age: 1987 (38 yrs old) **Beds:** Baths: Garage: Heated Driveway, Oversized, Triple Garage Detached Lot Size: 0.41 Acre Lot Feat: Back Yard, Lake, Waterfront

Heating: Water: Forced Air, Natural Gas Sewer: Floors: Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Vinyl Siding, Wood Frame RL Foundation: **Poured Concrete Utilities:**

Features: Bar, Double Vanity

Inclusions: N/A

LAKEFRONT LUXURIOUS PROPERTY!! OVER 18,000 SQ FT LOT (60 FT X 301 FT) WITH PRIVATE DOCK!! 4 BEDROOMS & 3 BATHROOMS!! DOUBLE-TIER DECK WITH HOT TUB, FIREPIT, AND OUTDOOR LOUNGE!! 2450+ SQ FT OF LIVING SPACE ON A UNIQUE 4-LEVEL SPLIT DESIGN!! This stunning lakefront home is more than just a property — it's a lifestyle. Perfectly positioned on a sprawling 0.41 ACRE LOT, this residence offers the rare combination of architectural charm and resort-style outdoor living. Step inside to a BRIGHT, SPACIOUS MAIN LEVEL with a cozy living room, fireplace, wet bar and walk-out access to the backyard — perfect for hosting and relaxing. Upstairs, the beautifully finished kitchen flows into an ELEGANT DINING AREA and stylish family room with direct access to the upper deck. The next level features three bedrooms including a PRIMARY RETREAT WITH 5PC ENSUITE, while a full 4pc bathroom serves the additional bedrooms. And just when you think you've seen it all — it keeps getting better. The FINISHED BASEMENT adds even more space with a fourth bedroom, WALK-IN CLOSET, large rec area, and laundry room. And the BACKYARD? IT'S ON A WHOLE DIFFERENT LEVEL. Designed to impress with a DOUBLE-TIER DECK, BUILT-IN LIGHTING, a SPA-STYLE HOT TUB, FIREPIT, oversized CHESSBOARD PATIO, MINI GOLF, and your own PRIVATE DOCK WITH GAZEBO — this space truly turns heads. This isn't just a backyard — it's where summer parties turn legendary, and lazy Sundays feel like you booked a private resort. Walk to the NEARBY SCHOOL, PARKS, OR GOLF COURSE, or simply stay home and live like you're on vacation every day. ALL FURNITURE IS INCLUDED — just move in and enjoy!! THIS